

SYMBOL LEGEND

- OE— OVERHEAD ELECTRIC
- X— WIRE FENCE
- V— TOP OF BANK
- |— PIPELINE
- ...— TOE OF SLOPE
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT
- ELECTRIC BOX (EB)
- POWER POLE (PP) / SERVICE (SP)
- METER POLE (MP)
- PIPELINE MARKER (PM)
- GATE POST (GP)

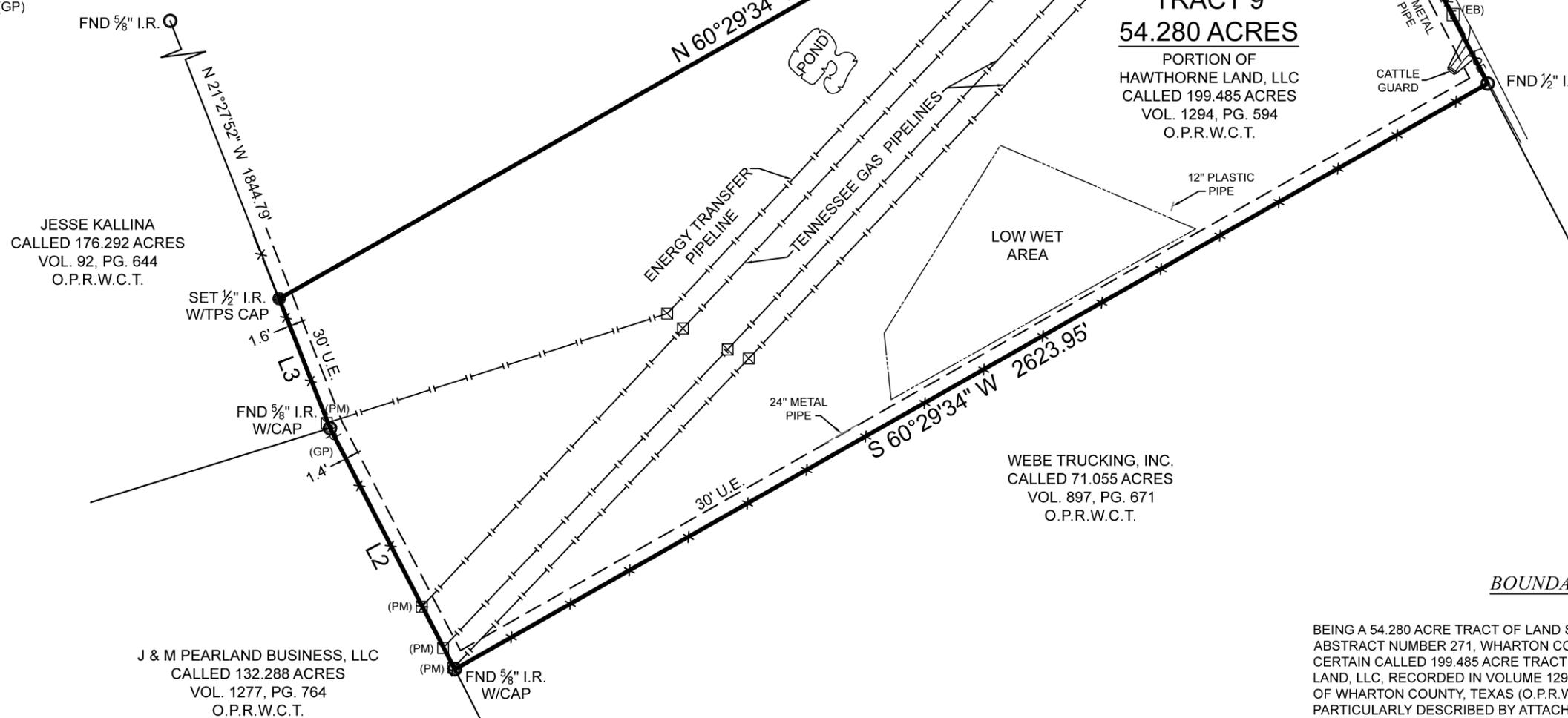
NASARIO MANCHA SURVEY
ABSTRACT NO. 271

REMAINDER OF
HAWTHORNE LAND, LLC
CALLED 199.485 ACRES
VOL. 1294, PG. 594
O.P.R.W.C.T.

TRACT 9
54.280 ACRES
PORTION OF
HAWTHORNE LAND, LLC
CALLED 199.485 ACRES
VOL. 1294, PG. 594
O.P.R.W.C.T.

POB
SET ½" I.R.
W/TPS CAP
N:13680939.17
E:2819371.54

LINE	BEARING	DISTANCE
L1	S 27°25'00" E	903.55'
L2	N 27°25'07" W	599.36'
L3	N 21°27'52" W	307.00'
L4	N 27°25'00" W	2410.07'



BOUNDARY SURVEY

BEING A 54.280 ACRE TRACT OF LAND SITUATED IN THE NASARIO MANCHA SURVEY, ABSTRACT NUMBER 271, WHARTON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 199.485 ACRE TRACT DESCRIBED IN INSTRUMENT TO HAWTHORNE LAND, LLC, RECORDED IN VOLUME 1294, PAGE 594 OF THE OFFICIAL PUBLIC RECORDS OF WHARTON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 54.280 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

THIS SURVEY WAS CREATED FROM NOTES AND OBSERVATIONS TAKEN ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT AT TIME OF SURVEY.

GENERAL NOTES:

1) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. SURVEYOR DID NOT ABSTRACT TITLE AND DOES NOT CERTIFY TO EASEMENTS OR RESTRICTIONS NOT SHOWN. CHECK WITH YOUR LOCAL GOVERNING AGENCIES FOR ANY ADDITIONAL EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT REFLECTED ON SURVEY.

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

PROJECT NUMBER	30728_TR9
DATE	02/18/2023
DRAWN BY	ADV
CHECKED BY	TNK
FIELD CREW	GR
REVISION 1	---
REVISION 2	---
REVISION 3	---
REVISION 4	---

ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), SOUTH CENTRAL ZONE (TXSC-4204), U.S. SURVEY FEET, AND ARE BASED ON GPS OBSERVATIONS MADE BY TEXAS PROFESSIONAL SURVEYING, LLC.

PURCHASER.....
ADDRESS.....COUNTY ROAD 471, EL CAMPO, TX, 77437
SURVEY.....NASARIO MANCHA, A - 271
SUBJECT.....54.280 ACRES
COUNTY.....WHARTON

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER GRAPHIC SCALING OF COMMUNITY PANEL NO. 48481C0325E HAVING AN EFFECTIVE DATE OF 04/05/2006.

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

